

295 19TH AVE

SAN FRANCISCO - RICHMOND DISTRICT
A 13-UNIT MIXED-USE PROPERTY



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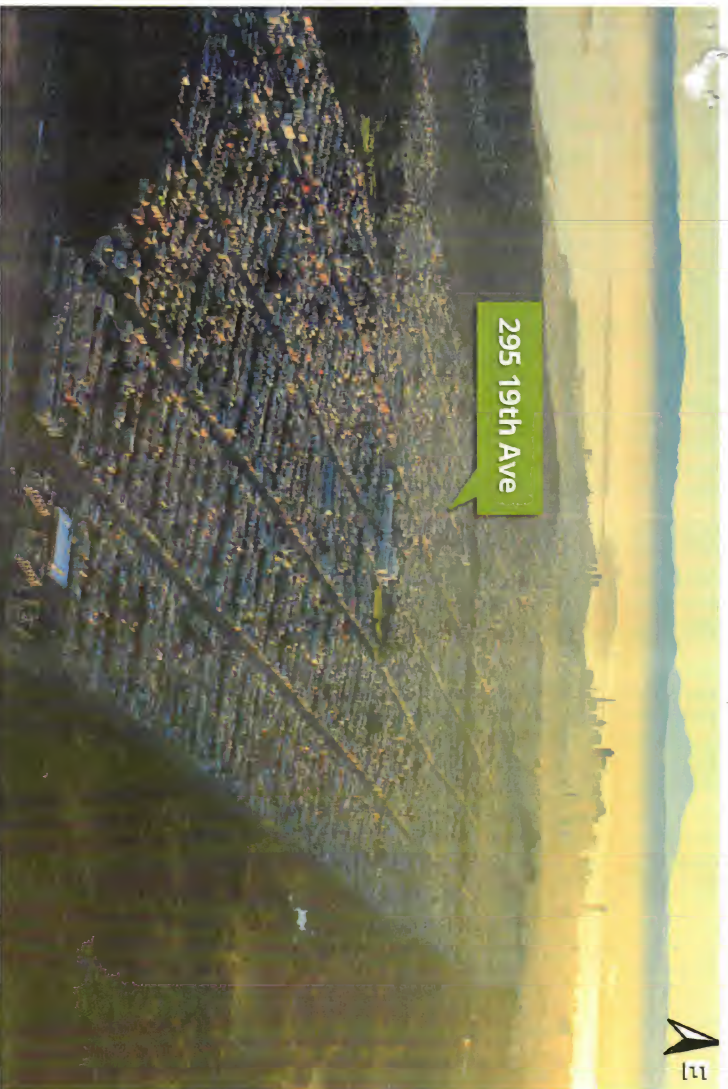
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295 19TH AVENUE
A 13-UNIT MIXED-USE INVESTMENT OPPORTUNITY IN SAN FRANCISCO



A
13

INVESTMENT HIGHLIGHTS

Owner spent over \$164,000 in seismic upgrades in last two years. This cost can be passed though to the tenants.

Immediate upside in commercial rents

Month-to-month commercial tenants

Ability to convert studio units to Jr. one-bedrooms on turnover

Tremendous upside in residential rents

Corner location

Parking

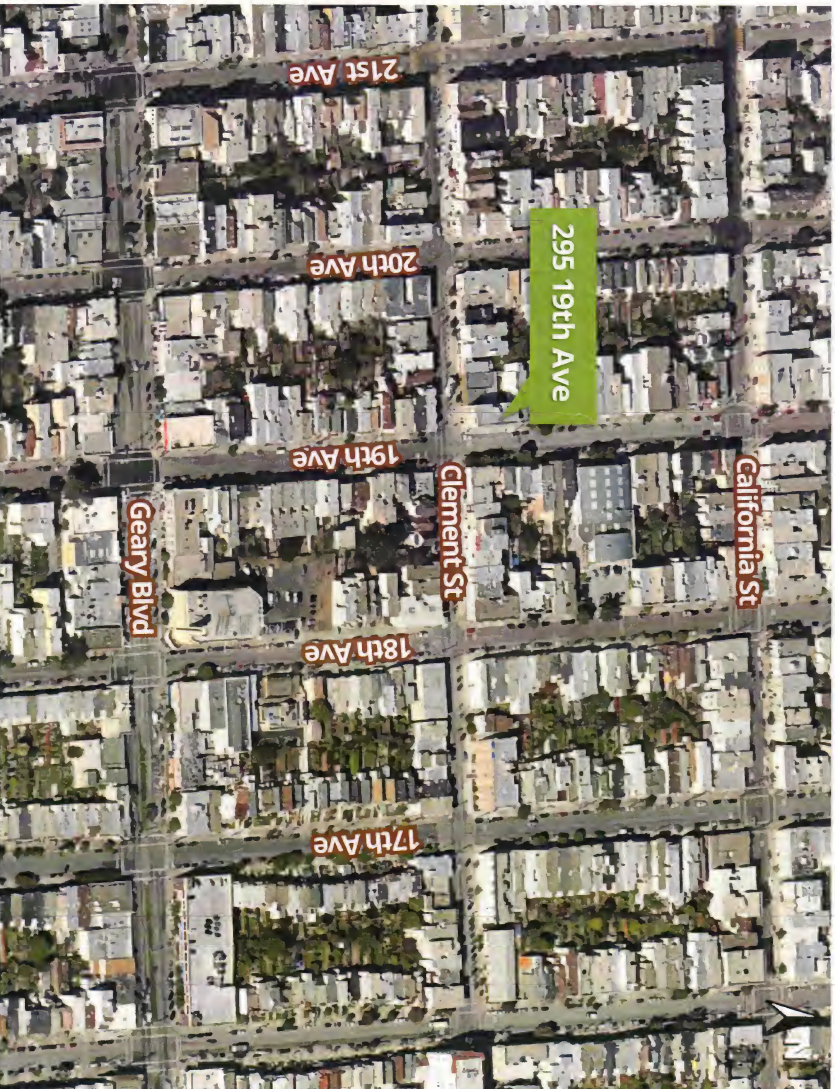
Extremely well maintained

Views from upper floors

Newer hot water system

Great unit layouts / large units

Neither Seller, Broker, or Rent Board Passthroughs makes any warranties or representations on the legality or achievability of this pass-through. Buyer should rely solely on their own due diligence and investigations.

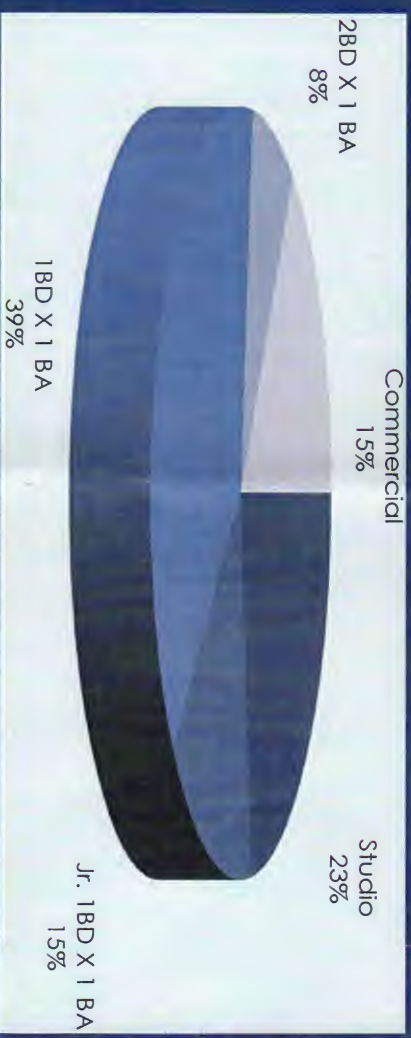


OFFERING SUMMARY

| | |
|----------------|---------------------------------|
| PRICE | \$3,800,000 |
| PRICE PER UNIT | \$292,308 |
| PRICE PER FOOT | \$418 |
| CAP RATE | 4.62% (Current), 6.67% (Market) |
| GRM | 15.2 (Current), 11.5 (Market) |

SITE INFORMATION

| | |
|------------------|---------------------------------------|
| TOTAL UNITS | 13 |
| CROSS | Clement |
| NEIGHBORHOOD | Richmond District |
| PROPERTY ADDRESS | 295 19th Ave |
| YEAR BUILT | 1926 |
| NET RENTABLE SF | 9,093 SF |
| LAND AREA | 3,249 SF |
| PARCEL # | 1414-017 |
| PARKING | 6 |
| HEAT SOURCE | Electric and Gas - Separately Metered |
| ELECTRICAL | Separate Meters - 400 Amp |
| FOUNDATION | Concrete |
| CONSTRUCTION | Wood Frame |
| ROOF | Flat Bitumen-New |



| UNIT TYPE | UNITS | AVERAGE SF (EST) | TOTAL SF (EST) | % OF UNITS | CURRENT RENT PER MO. | CURRENT RENT PER SF | MARKET RENT PER MO. | MARKET RENT PER SF |
|--------------------------|-------|------------------|----------------|------------|----------------------|---------------------|---------------------|--------------------|
| STUDIO | 3 | 450 | 1,350 | 23% | \$1,426 | \$3.17 | \$1,750 | \$3.89 |
| JR. 1 BEDROOM/1 BATHROOM | 2 | 450 | 900 | 15% | \$2,024 | \$4.50 | \$2,100 | \$4.67 |
| 1 BEDROOM/1 BATHROOM | 5 | 750 | 3,750 | 39% | \$1,618 | \$2.16 | \$2,400 | \$3.20 |
| 2 BEDROOM/1 BATHROOM | 1 | 850 | 850 | 8% | \$1,887 | \$2.22 | \$2,800 | \$3.29 |
| COMMERCIAL | 2 | 602 | 1,204 | 15% | \$1,536 | \$2.55 | \$1,805 | \$3.00 |
| TOTALS/AVERAGES | 13 | 8,054 | 8,054 | 100% | \$1,698 | \$2.65 | \$2,171 | \$3.22 |

RENT ROLL

| Unit | Type | Move-In Date | Current Rent | Market Rent | % of Market |
|-------------------|---------------|--------------|--------------|-------------|-------------|
| 1 | 1BD X 1BA | Feb-11 | \$1,744.09 | \$2,400 | 73% |
| 1A | STUDIO | Jul-09 | \$1,198.60 | \$1,750 | 68% |
| 2 | 2BD X 1 BA | May-04 | \$1,886.86 | \$2,800 | 67% |
| 3 | 1BD X 1BA | Aug-05 | \$1,535.87 | \$2,400 | 64% |
| 4 | STUDIO | Dec-10 | \$1,504.65 | \$1,750 | 86% |
| 5 | 1BD X 1BA | Oct-12 | \$2,195.00 | \$2,400 | 91% |
| 6 | Jr. 1BD X 1BA | May-12 | \$1,947.07 | \$2,100 | 93% |
| 7 | 1BD X 1BA | Oct-93 | \$998.57 | \$2,400 | 42% |
| 8 | Jr. 1BD X 1BA | Vacant | \$2,100.00 | \$2,100 | 100% |
| 9 | 1BD X 1BA | Apr-05 | \$1,617.81 | \$2,400 | 67% |
| 10 | STUDIO | Dec-11 | \$1,573.69 | \$1,750 | 90% |
| 1800 C. | Commercial | Jun-08 | \$1,400.00 | \$1,800 | 78% |
| 1804 C. | Commercial | Apr-97 | \$700.00 | \$700 | 100% |
| STALL 02 | Vacant | | \$150.00 | \$150 | 100% |
| STALL 03 | #10 | | \$127.37 | \$150 | 85% |
| STALL 04 | Inc. in #9 | | \$0.00 | \$150 | 0% |
| STALL 05 | Inc. in #2 | | \$0.00 | \$150 | 0% |
| STALL 06 - Tandem | Vacant | | \$100.00 | \$100 | 100% |
| STALL 07 - Tandem | Vacant | | \$100.00 | \$100 | 100% |
| Monthly | | | \$20,880 | \$27,550 | 76% |



Based on list price

| | |
|-----------------|--|
| T-12 Total | |
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| \$100 per month | |
| Not Required | |
| T-12 Total | |

